

**Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
January 17, 2018**

Project: Davidson K-8 Addition
Location: 635 South Street
Applicant: Charlotte-Mecklenburg Schools
Designer: Chris Tymoff (Little Diversified Architectural Consulting)
Planning Area: Village Infill

The purpose of the project is to add grades 6-8 to the existing Davidson Elementary School. The addition will consist of a 3 story classroom wing behind a portion of the existing school. This addition will be viewed as two stories from the front and three from the rear.

Materials include masonry, proposed as four different colors: burgundy, sandstone, light grey and dark grey. There are also a proposed aluminum elements on cornices and the metal panels in addition to louvers.

Primary access to the addition is from the west elevation, connected by a canopy to the original buildings; this elevation is two stories. From this entrance the topography falls south and east, so the building becomes three stories overall with primary entry on the second floor.

This project was reviewed as an FYI in November 2017; from that meeting: the DRB had much discussion with the applicant. There was internal debate on the new elevations, with certain board members liking them and others not as thrilled. Questions/concerns included proportion of windows and color choices between floors, which seemed to make the area between the first and second floor appear heavy. Overall, the Board seemed pleased with massing, but suggested certain detailing.

There appears to be subtle changes made based upon the comments from the FYI, mainly to the south elevation with the introduction of metal louvers and masonry reveals.

No lighting or signage is indicated as part of this application.

DAVIDSON PLANNING ORDINANCE:

Chapter 3: USES WITH ADDITIONAL REQUIREMENTS

Section 3.2.17 Elementary and Secondary School

1. *All principal structures, whether new construction or adaptive reuse shall meet the standards for institutional buildings set forth in Section 4.*
2. *Mobile classroom units may be permitted as accessory structures in the side yard or rear yard on a lot containing a principal structure.*

3. *Permanent parking lots shall be placed and screened in accordance with the standards for off-street parking areas in Section 8.*
5. *Elementary and secondary schools shall provide sufficient stacking lanes for drop-off and pick-up on the school site so that traffic circulation is not impeded on any public right-of-way. A transportation impact analysis must be performed in accordance with Section 6.*

Section 4.4.1.E.1,3&4a – General Building Design Standards - Materials

Materials shall be selected for suitability to the type of building and design for which they are used. All sides of the building should use material consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality and comparable materials. Building materials and colors shall be complimentary to the material already being used.

Section 4.4.1.F.1&4 – General Building Design Standards – Architectural Details

Windows and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. Fenestration shall be architecturally related to the style, materials, colors, and details of the building.

Section 4.5.1.A – Specific Building Type Requirements – Institutional Building

The scale and architectural sophistication of these buildings should support their civic importance and complement Davidson's existing civic buildings.